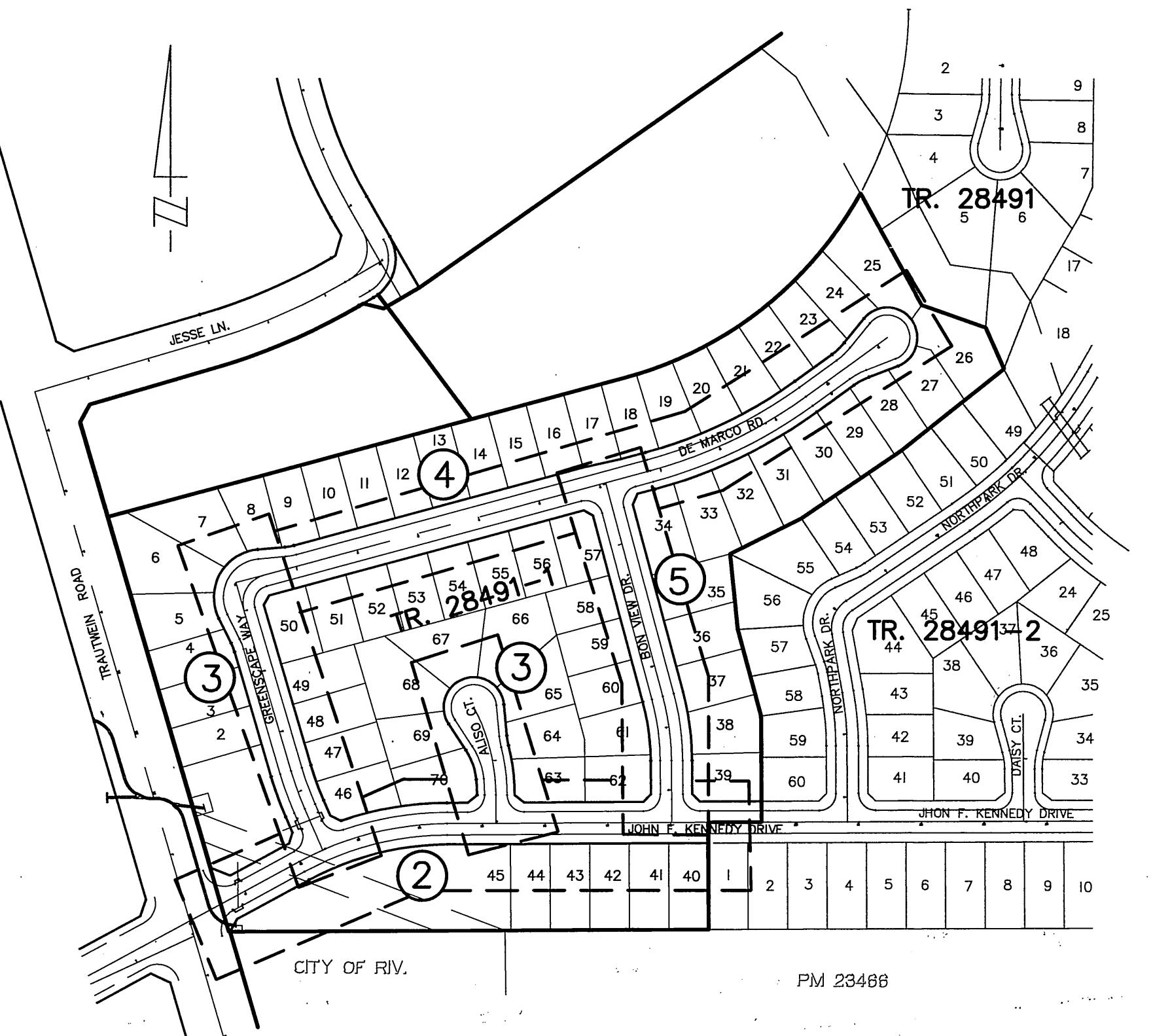
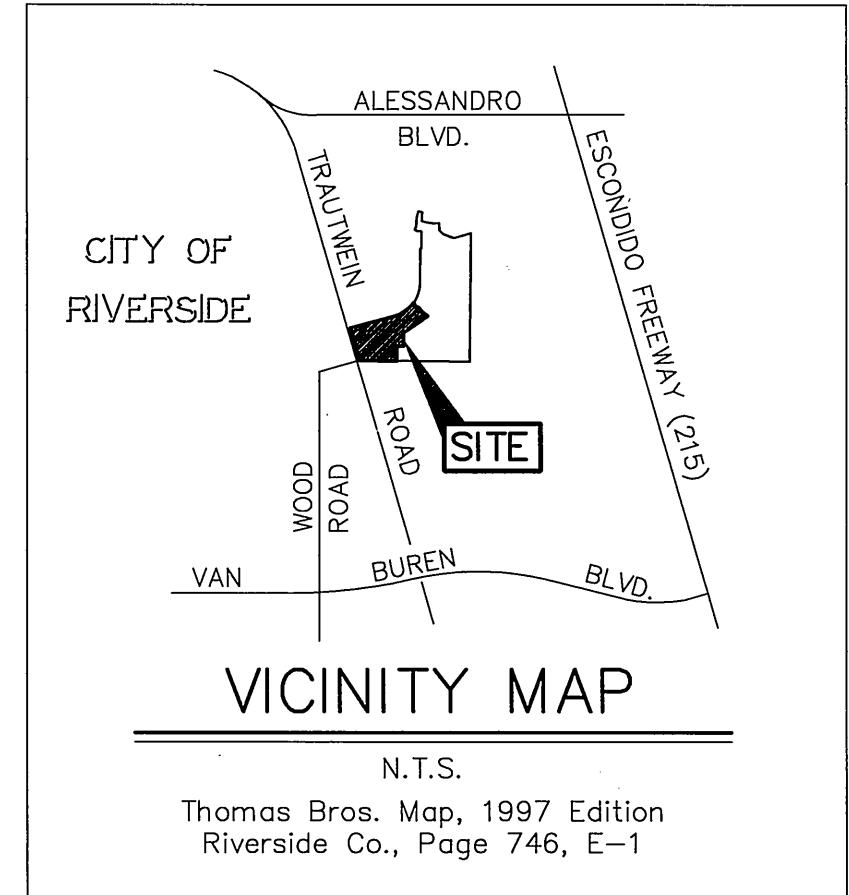
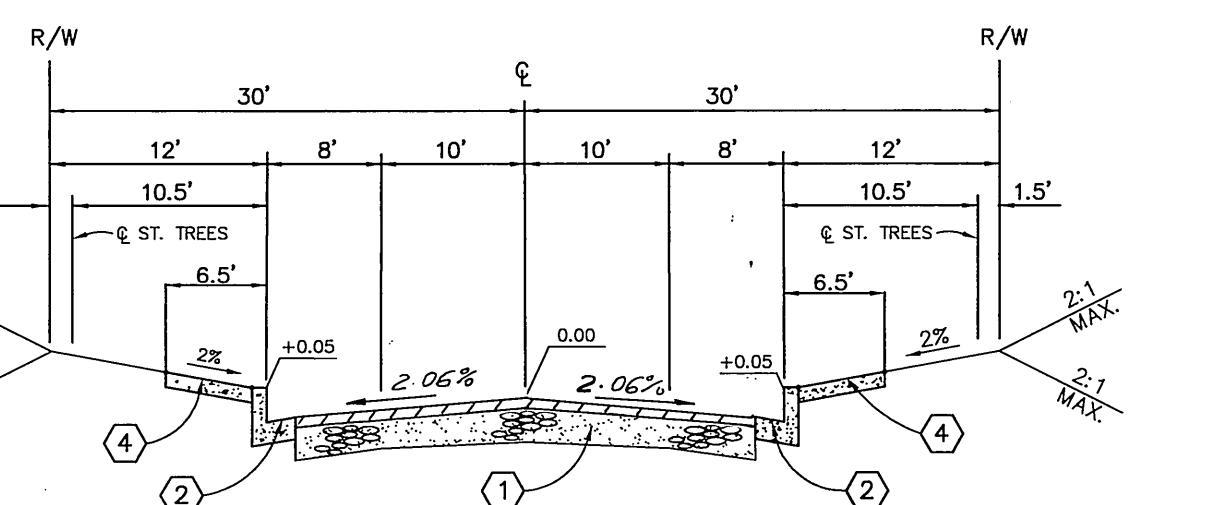


# TRACT 28491-1 STREET IMPROVEMENT PLANS



INDEX MAP

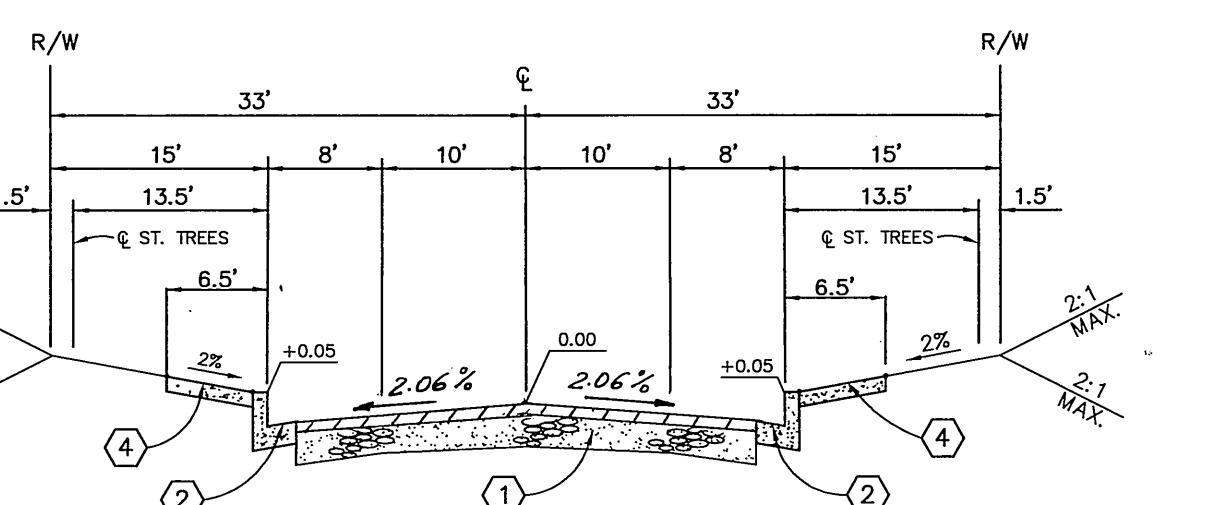
SCALE: 1"=200'



INTERIOR STREETS 60' R/W  
TYPICAL SECTION

N.T.S.  
T.I. = 5.0

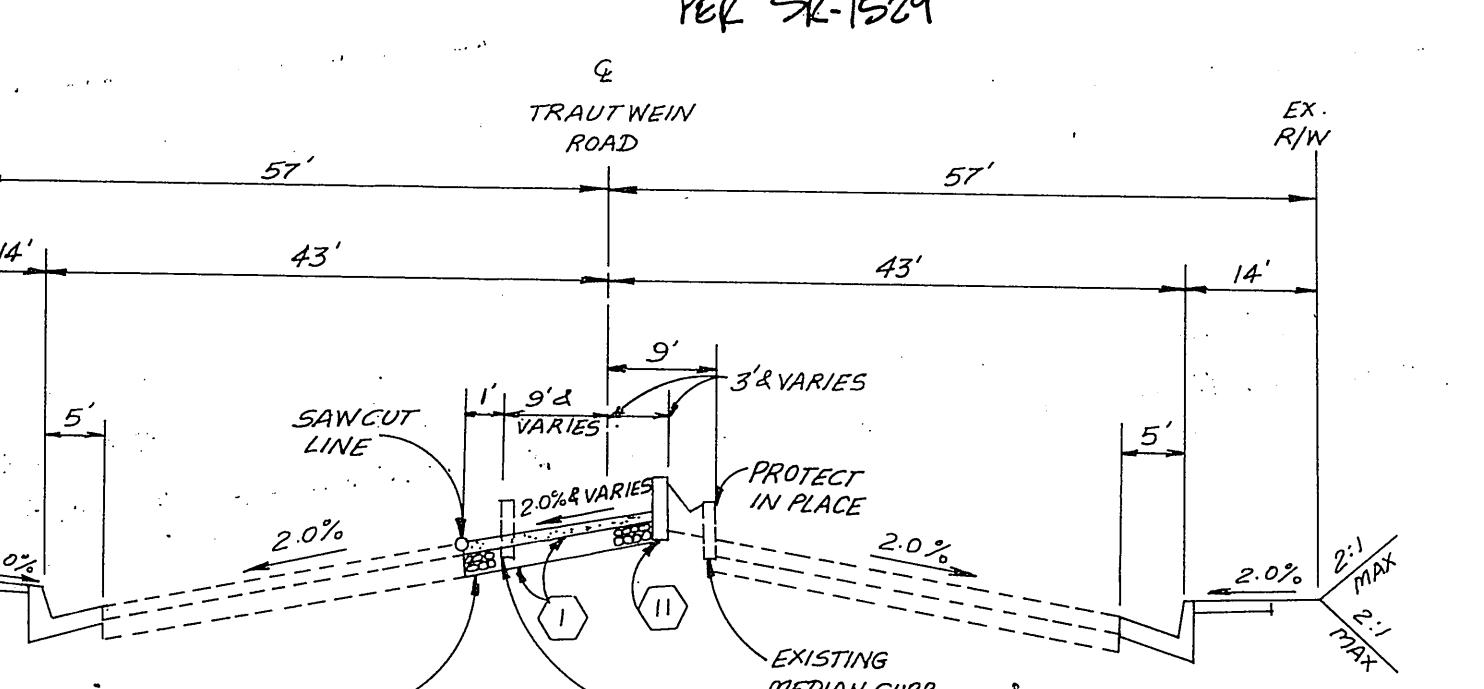
ALISO COURT, 3" AC 6 1/2" AB R=24  
DE MARCO ROAD (STA. 6+54.85 TO STA. 11+19.49)  
3" AC, 8 1/2" AB, R=15  
Ref. SR-1509



INTERIOR STREETS 66' R/W  
TYPICAL SECTION

N.T.S.  
T.I. = 5.0

GREENSCAPE WAY, BON VIEW DR-3" AC, 8 1/2" AB, R=38  
DE MARCO ROAD. (STA. 0+00.00 TO STA. 6+54.85) 3" AC, 8 1/2" AB, R=15  
JOHN F. KENNEDY DRIVE (STA. 10-00.00 TO STA. 18+46.80)  
3" AC, 8 1/2" AB, R=24  
Ref. SR-1509



TRAUTWEIN ROAD

50+28.00 TO 53+08.08

T.I. = 10

## GENERAL NOTES FOR STREET TREE PLANTING

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
  - When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
    - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the Street Tree Inspector;
    - While digging plant pits and planting/relocating trees;
    - After grading and all other indicated or specified work has been completed, for start of maintenance;
    - At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities;
  - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
  - The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
  - Street tree planting shall be as follows:
- | Street Name          | Botanical Name/Common Name  | Minimum Size | Approximate Spacing | # Required |
|----------------------|---|--------------|---------------------|------------|
| Aliso Court          | Sophora Japonica Japanese Pagoda Tree   | 15 gal       | 45' oc              | 9          |
| Bon View Drive       | Robinia P. 'Purple Robe' Purple Robe Locust   | 15 gal       | 45' oc              | 20         |
| De Marco Road        | Quercus Virginiana Southern Live Oak  | 15 gal       | 45' oc              | 49         |
| Greenscape Way       | Quercus Virginiana Southern Live Oak  | 15 gal       | 45' oc              | 16         |
| John F.Kennedy Drive | Tabebuia Ipe Pink Trumpet Tree  | 15 gal       | 45' oc              | 29         |
| Trautwein Road       | See Reverse Frontage Landscape Plans #R-3516-L Sheets 1-7 As Prepared By Archterra Design Group |              |                     |            |
- \* NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

TRAFFIC & STREET NAME SIGN SCHEDULE	
(A)	BON VIEW DRIVE JOHN F. KENNEDY DRIVE 8100 19300
(B)	ALISO COURT JOHN F. KENNEDY DRIVE 8100 19300
(C)	GREENSCAPE WAY JOHN F. KENNEDY DRIVE 8100 19200
(D)	DE MARCO ROAD GREENSCAPE WAY 19300 8100
(E)	DE MARCO ROAD BON VIEW DRIVE 19300 8100
(F)	JOHN F. KENNEDY DRIVE TRAUTWEIN ROAD 19200 8100
(G)	R-1 STOP SIGN
(H)	W57 (R) ARROW SIGN

INSTALL PER CITY OF RIV. STD'S. 662 & 666.

## GENERAL NOTES

- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, its supplemental notes, and the Standard Specifications for Public Works Construction, Current Edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
- The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's Inspector will make the final determination on whether a barricade can be relocated.
- The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
- All flagged elevations shall be staked in the field by the private engineer.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work herein. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See "Street Lighting Plans" for quantity and location of required street lights.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-227-2600, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by USA.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give WMWD five (5) working days written notice prior to the start of construction and to allow WMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- See traffic signal plan (X-386A) for required signal modifications.
- No person shall perform any construction activity or install any objects within the rights of way or easements of the City of Riverside without a valid Construction Permit or a Street Opening Permit or an Encroachment Permit issued by the City's Public Works Department.

## CONSTRUCTION NOTES

- (1) CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- (2) CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- (3) CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- (4) CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- (5) CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304
- (6) REMOVE EXIST. CURB AND GUTTER
- (7) CONSTRUCT CURB OUTLET PER CITY STD. 410
- (8) PLANT TREES PER CITY OF RIVERSIDE STD'S. SEE NOTES TO LEFT
- (9) CONSTRUCT 2" X 4" REDWOOD HEADER
- (10) CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO.180.
- (11) CONSTRUCT 8" MEDIAN CURB (TYPE II) PER CITY OF RIVERSIDE STD. 200.
- (12) CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.

\* AS-BUILT PER PLANS 12-31-03 4th

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT-ELECTRIC  
OVERHEAD & UNDERGROUND

William F. Mansfield 11-20-98  
APPROVED BY DATE

PACIFIC BELL TELEPHONE

Jean Klar 8/1/98  
APPROVED BY DATE

CHARTER COMMUNICATIONS

J.W. Kline 9-2-98  
APPROVED BY DATE

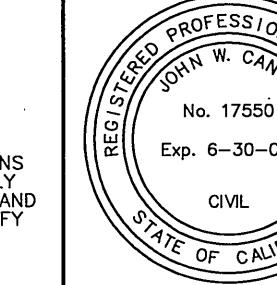
REVIEWED BY W.M.W.D. SHEETS 1-5  
FOR NON-INTERFERENCE COMPLIANCE ONLY

John J. Rice 11/20/98  
CIVIL ENGINEER #46212 DATE

Underground Service Alert  
Call: TOLL FREE 1 - 800  
227-2600  
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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GENERICALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION  
CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE  
RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS AND PROPERTY,  
THAT THIS REQUIREMENT SHALL BE MADE TO APPLY  
TO THE CONTRACTOR, ITS SUBCONTRACTORS, AND ITS  
CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY  
AND HOLD REASONABLE AND REASONABLE EXPENSE FROM ANY AND ALL  
LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE  
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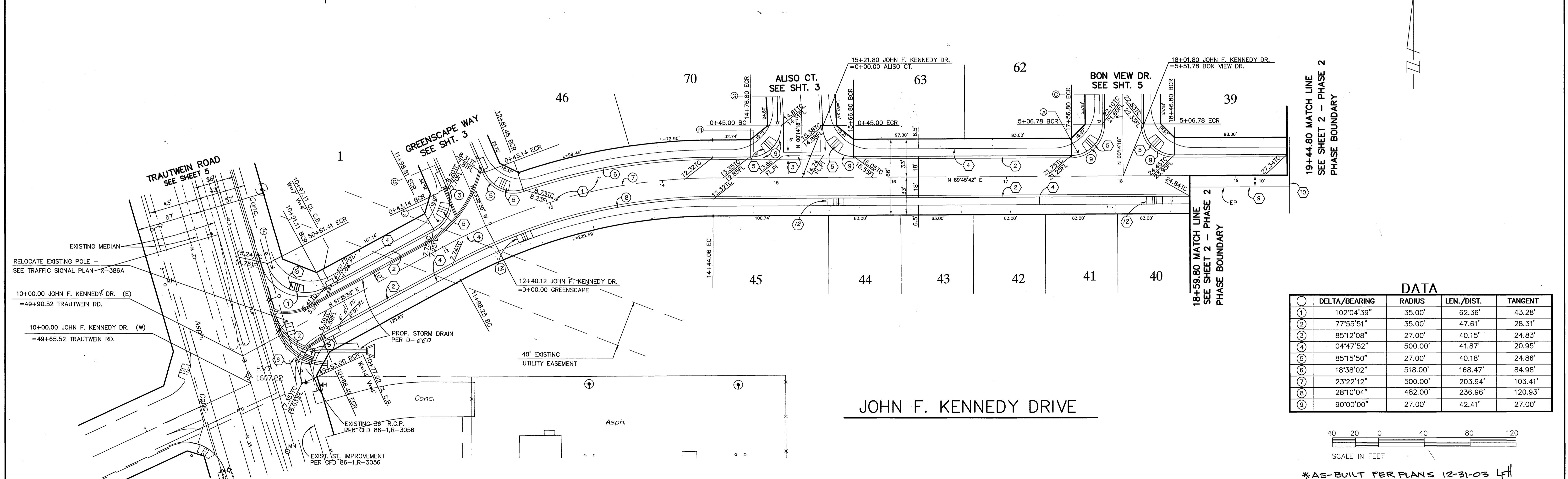
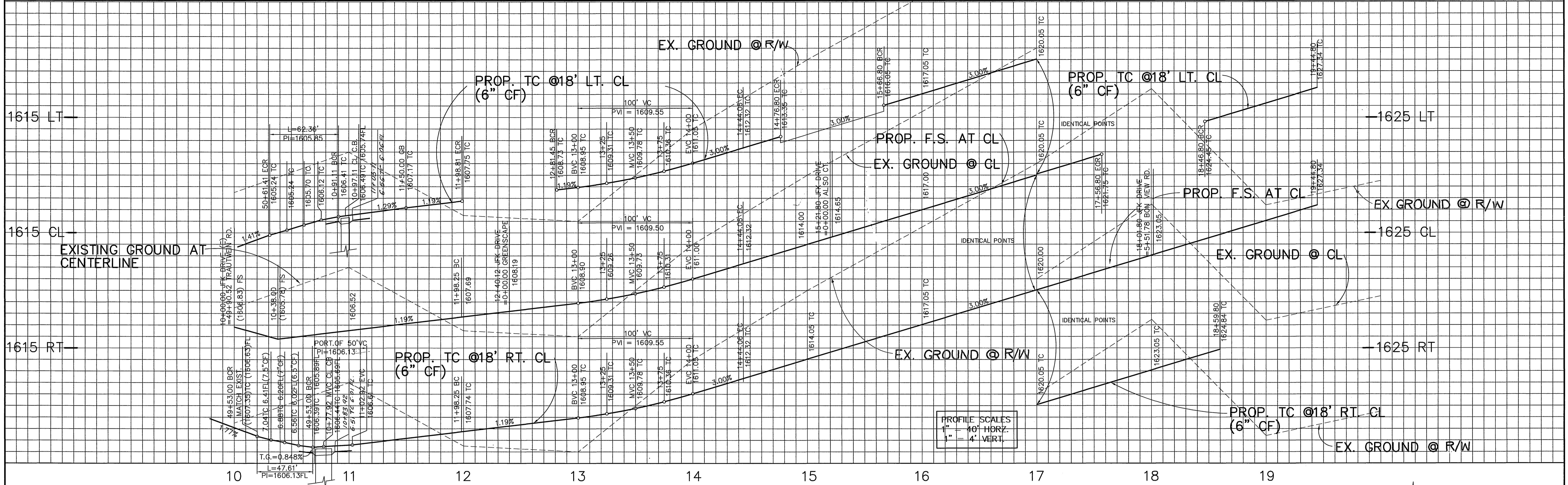


PREPARED UNDER THE DIRECTION OF:  
*John W. Carty*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-01 DATE: 9/13/98  
CIVIL

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507  
TEL (909) 683 - 5234 FAX (909) 683 - 5301  
CITY OF RIV. BUSINESS TAX ACT. NO. 69372 EXP. DATE 04-07-99  
SCALE: AS SHOWN BENCH MARK: EB-A2  
P.M. MARK AND TAG ON TOP OF 35' X 80' X 20X GRANITE  
BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY  
OF WOOD ROAD, FB 735.74 ELEV: 1588.453  
DATE: DEC. 1997

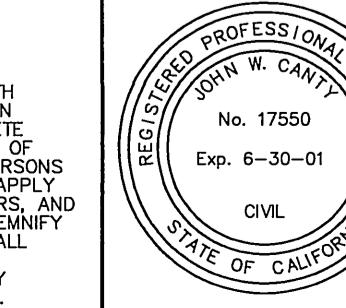
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DEPARTMENT OF PUBLIC WORKS  
APPROVED BY BY DATE APPROVED BY  
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TRAFFIC DIVISION 10/14/98 P.W. ENGINEER MGR. 10/14/98 DATE 3/26/99  
DESIGNED BY B.R.C. DRAWN BY C.C. CHECKED BY J.W.C. STREET SERVICES 10/14/98  
FOR: REGIONAL PROPERTIES FILE NO.: 1004-002

TRACT No. 28491-1  
STREET IMPROVEMENT PLAN  
TITLE SHEET  
SHEET 1 OF 5  
PC-3998-S1  
INDEXED 5-24-99 4th



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227-2600  
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PRIVATE ENGINEERING NOTE  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE SAFETY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES THAT NO PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY AND HOLD HARMLESS FROM ANY AND ALL CLAIMS, RECLAMATIONS, OR COMPLAINTS ARISING OUT OF THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*John W. Canty*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-01 DATE: 9/3/98

CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683 - 5234 FAX (909) 683 - 5301  
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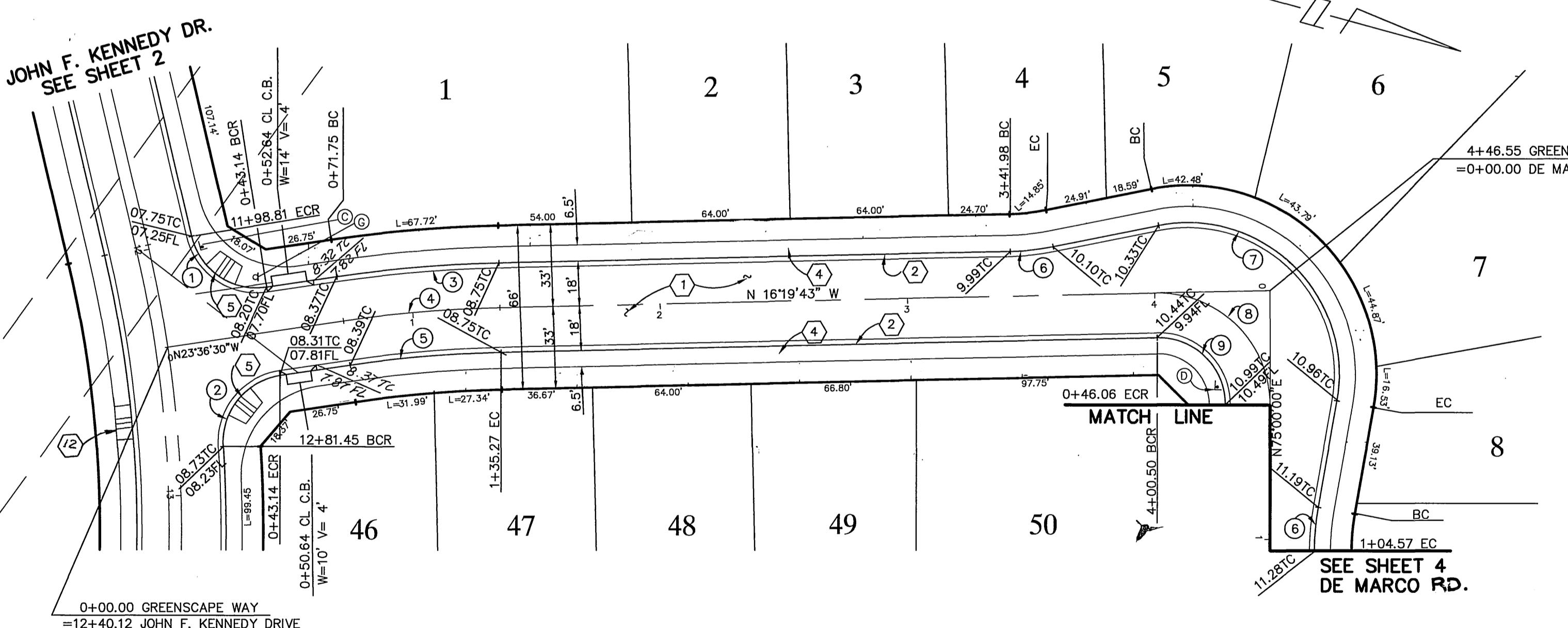
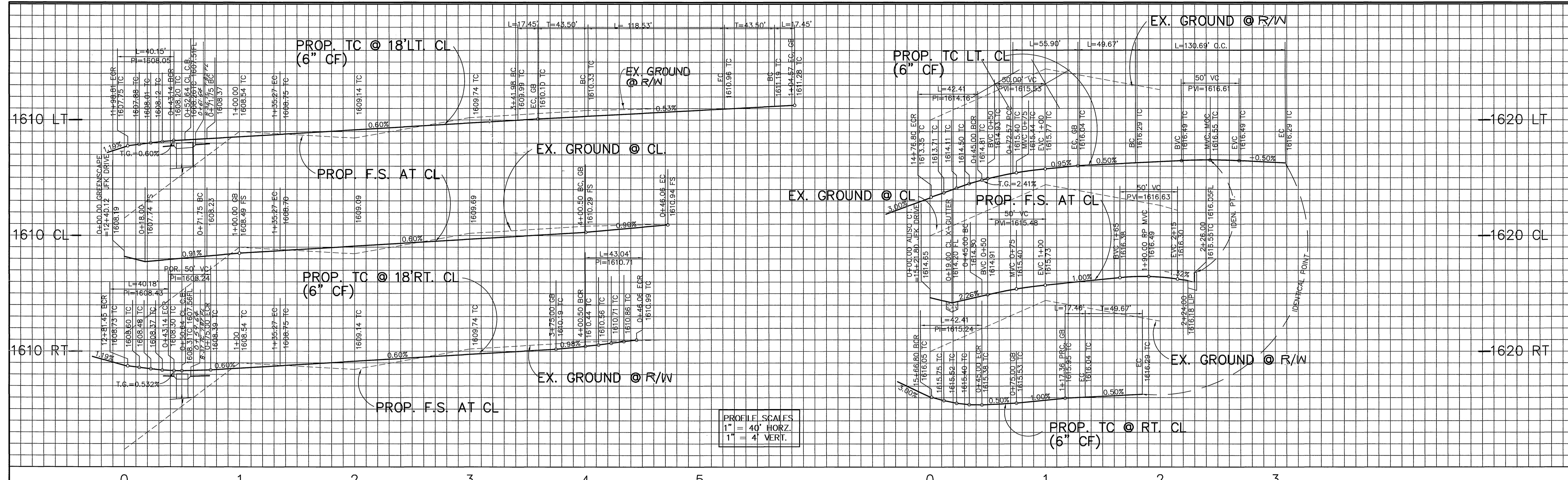
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APPROVED BY BY DATE APPROVED BY  
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PARK DEPARTMENT 10/14/98 DIRECTOR OF PUBLIC WORKS  
TRAFFIC DIVISION 10/14/98  
PIN. ENGR. MGR. 10/14/98 DATE 3/14/99  
ST. SERVICES 26 1/18 FOR: REGIONAL PROPERTIES

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(4)	04°47'52"	500.00'	41.87'	20.95'	
(5)	85°15'50"	27.00'	40.18'	24.86'	
(6)	18°38'02"	518.00'	168.47'	84.98'	
(7)	23°22'12"	500.00'	203.94'	103.41'	
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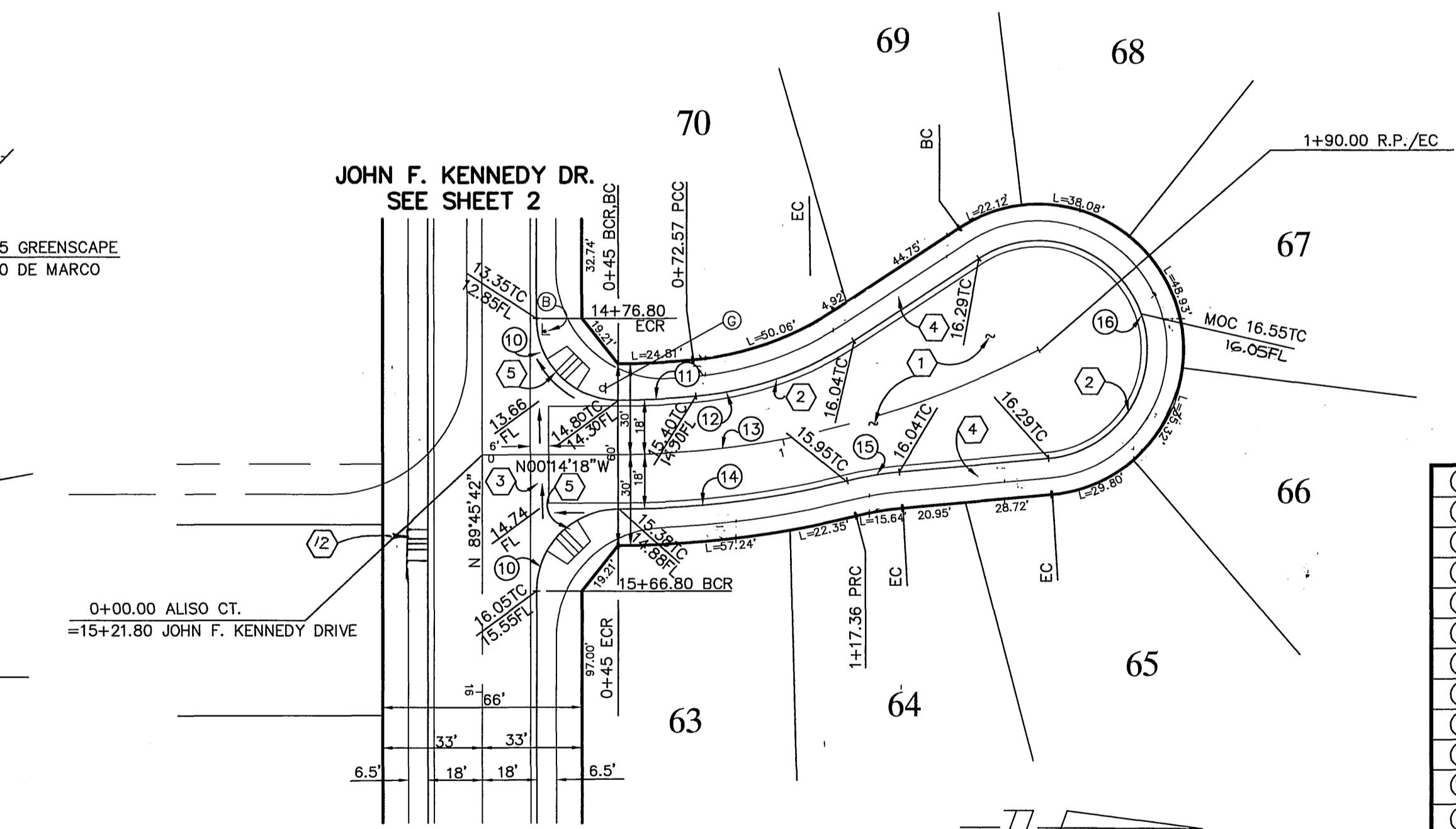
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\*AS-BUILT PER PLANS 12-31-03 4/1

TRACT No. 28491-1  
STREET IMPROVEMENT PLAN  
JOHN F. KENNEDY DRIVE  
STA. 10+00.00 TO 18+46.80  
FOR: REGIONAL PROPERTIES  
PROJECT NO. R-3516  
SHEET 2 OF 5  
FILE NO.: 1004-002  
INDEXED 5-24-99



# GREENSCAPE WAY



## ALISO COURT

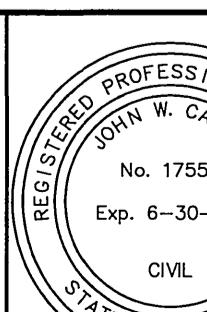
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(5)	07°16'47"	482.00'	61.24'	30.66'
(6)	10°00'01"	100.00'	17.45'	8.75'
(7)	111°19'45"	61.00'	118.53'	89.30'
(8)	91°19'43"	45.00'	71.73'	46.06'
(9)	91°19'43"	27.00'	43.04'	27.63'
(10)	90°00'00"	27.00'	42.41'	27.00'
(11)	05°15'54"	282.00'	25.91'	12.97'
(12)	27°50'57"	115.00'	55.90'	28.51'
(13)	27°41'34"	300.00'	145.00'	73.94'
(14)	13°49'09"	318.00'	76.70'	38.54'
(15)	08°41'53"	115.00'	17.46'	8.75'
(16)	207°59'35"	36.00'	130.69'	-

Underground Service Alert

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227-2600

PRIVATE ENGINEERING NOTE

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SING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



— 1 —

PREPARED UNDER THE DIRECTION OF:  
  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-01 DATE:

The logo consists of three large, bold, black letters 'C', 'E', and 'G' arranged horizontally. The 'C' and 'E' are connected at their top corners, and the 'E' and 'G' are also connected at their top corners, creating a continuous, blocky shape.

CANTY ENGINEERING GROUP, INC  
CIVIL ENGINEERING - PLANNING - SURVEYING

3/98  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683 - 5234 FAX (909) 683 - 53

CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS SHOWN	BENCH MARK: E8-A2
DATE: JUNE 1997	P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LWY OF TRAUTWIEN ROAD AND 0.3 MILE N'LY OF HOGGS ROAD, THE TOWN OF RIVERSIDE, CALIFORNIA 92517

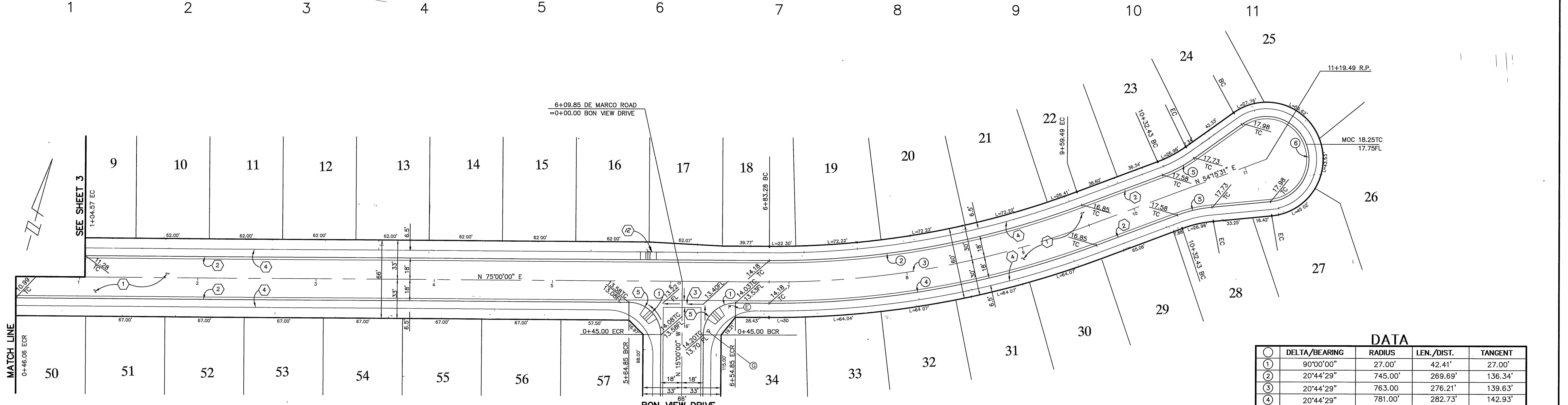
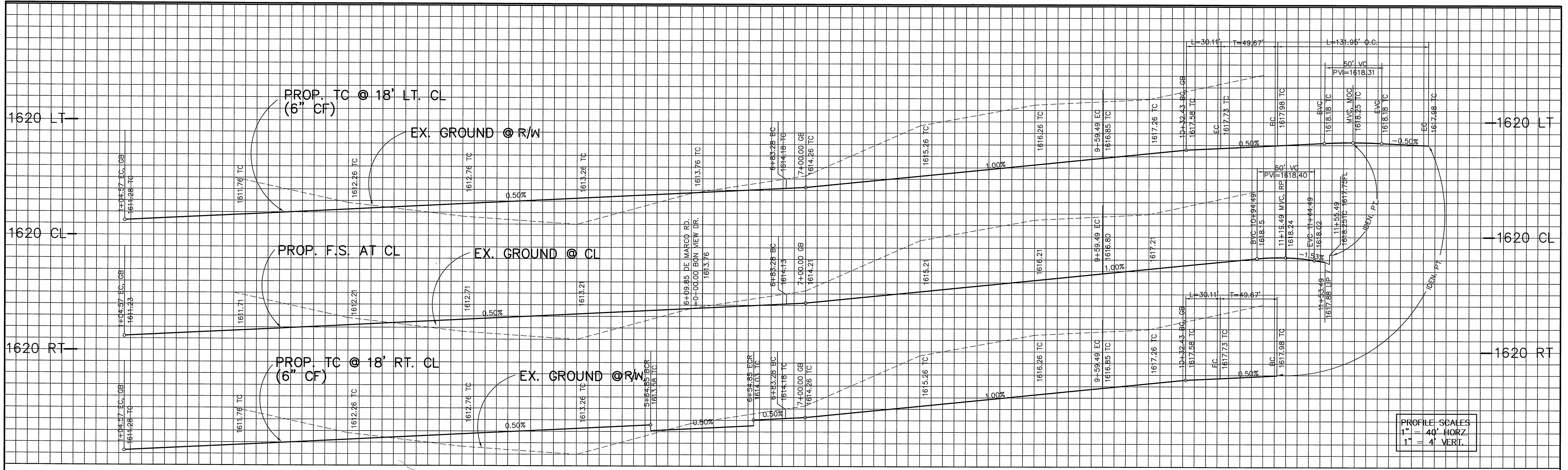
CITY OF RIVERSIDE CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

\* AS-BUILT PER PLANS 12-3

**TRACT No. 28491-1  
STREET IMPROVEMENT PLAN  
GREENSCAPE WAY**

ECT NO.  
2-3516  
IT 3 OF 5  
No.: 1004-002

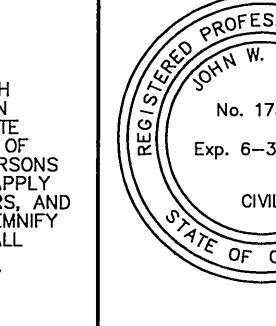


### DE MARCO ROAD

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227-2600  
TWO WORKING DAYS BEFORE YOU DIG

#### PRIVATE ENGINEERING NOTE

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CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY  
AND HOLD HARMLESS THE CITY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE  
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PREPARED UNDER THE DIRECTION OF:  
*John W. Carty*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-01 DATE: 9/3/98



CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683 - 5234 FAX (909) 683 - 5301  
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99  
SCALE: 1"=40'  
DATE: SEPT. 1997

P.K. NAIL AND TAG TO TOP OF 35' X 50' X 20' GRANITE  
BOULDER, 100' WLY OF TRAUTMEN ROAD AND 0.3 MILE N'LY  
OF WOOD ROAD. FB 735.74 ELEV. 1588.453

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY BY DATE APPROVED BY

PRINCIPAL ENGR. *John W. Carty*

PARK DEPARTMENT *John W. Carty*

DIRECTOR OF PUBLIC WORKS *John W. Carty*

TRAFFIC DIVISION *John W. Carty*

ENGR. MGR. *John W. Carty*

ST. SERVICES *John W. Carty*

DATE 3/24/99

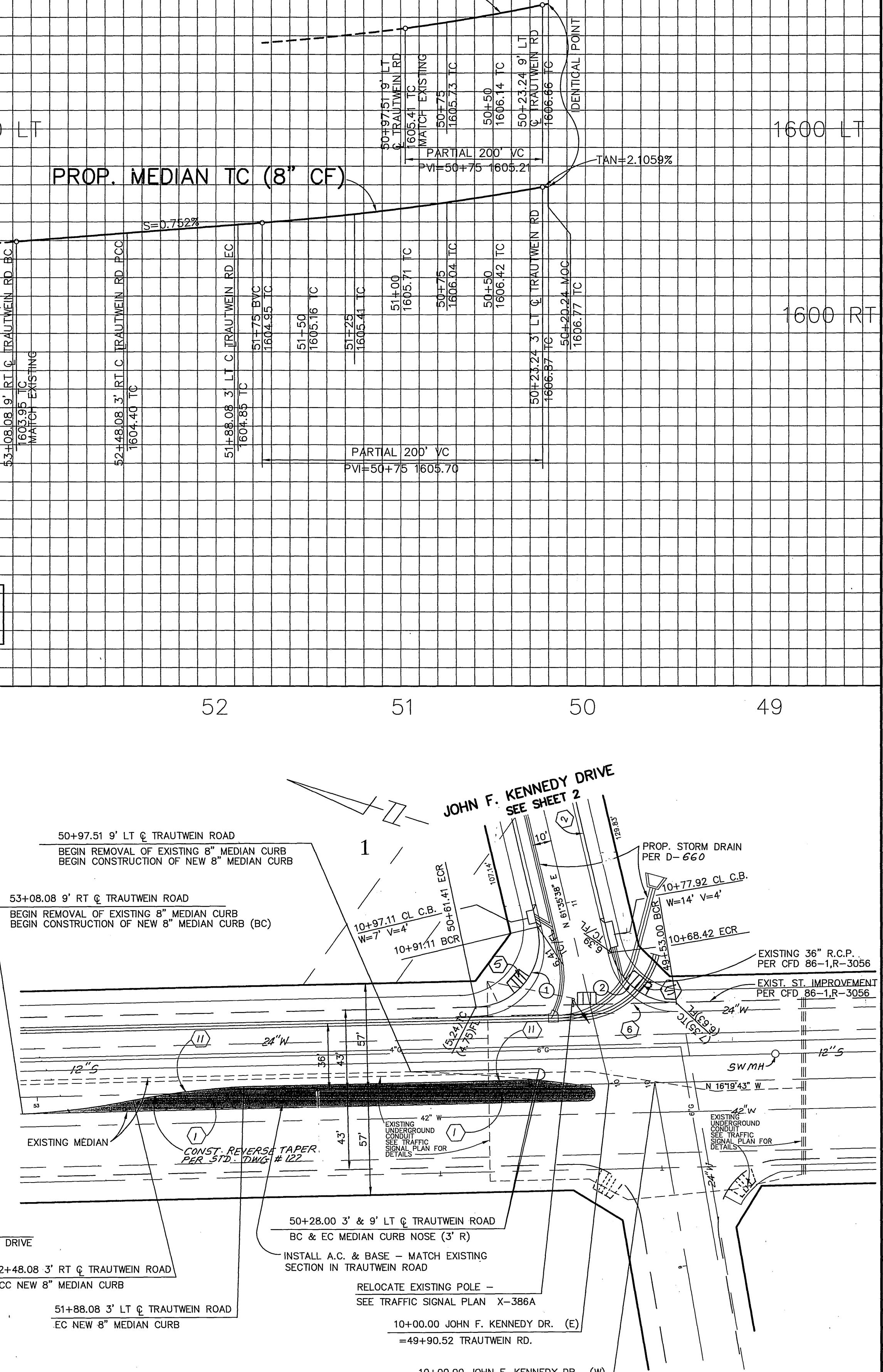
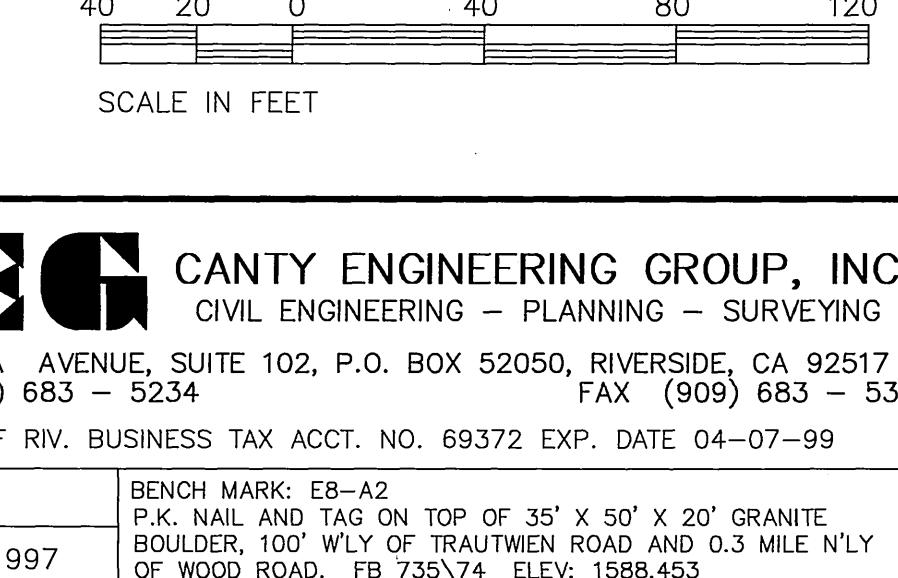
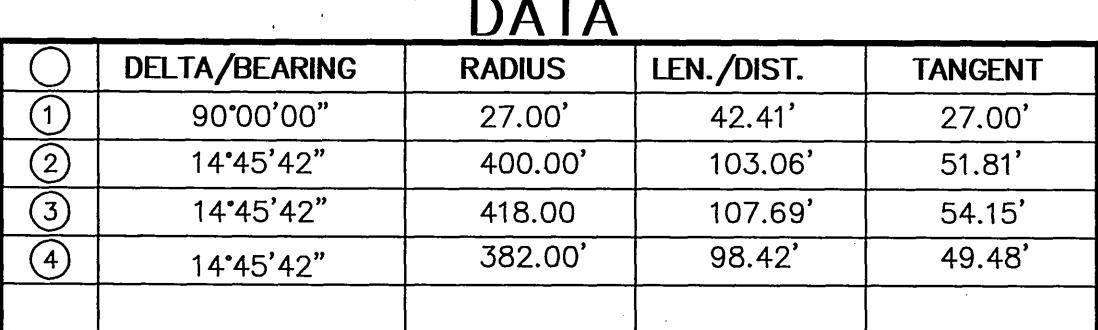
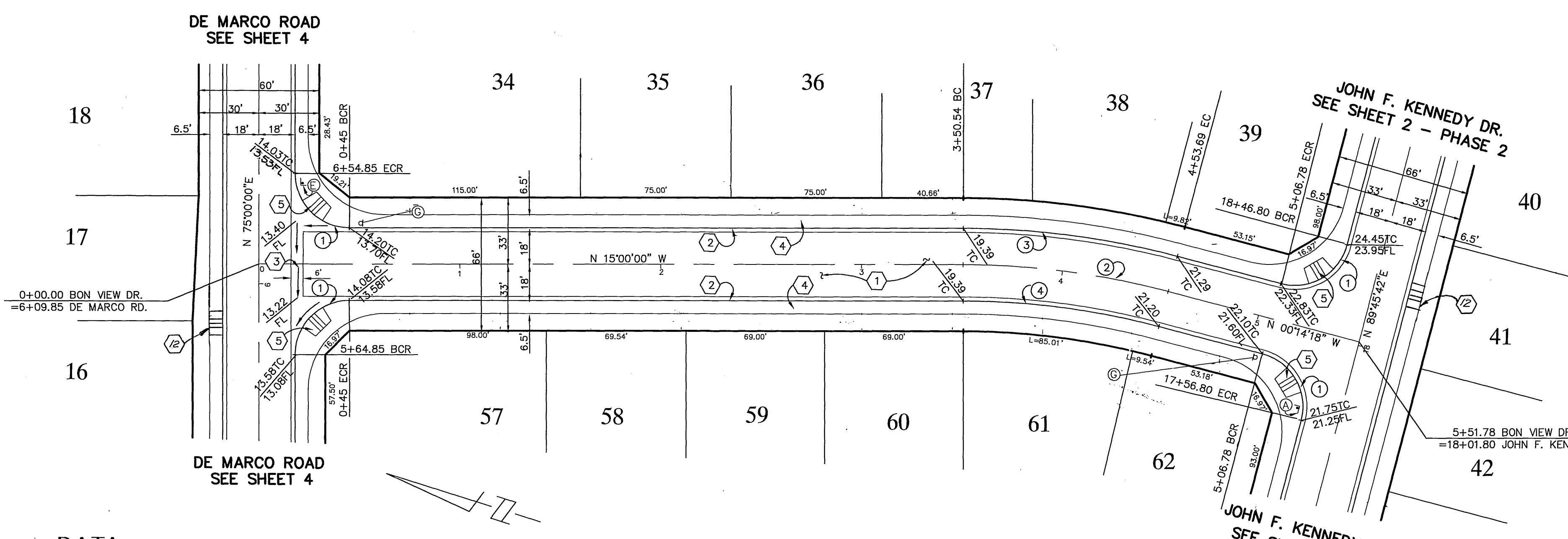
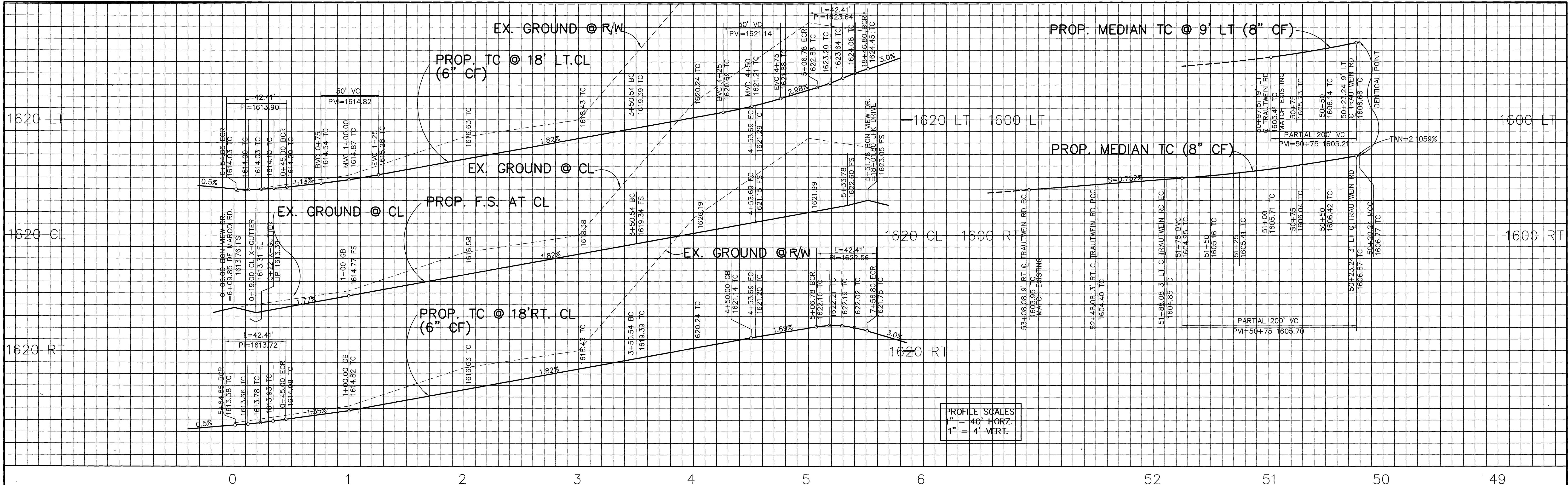
TRACT No. 28491-1  
STREET IMPROVEMENT PLAN  
DE MARCO ROAD

SHEET 4 OF 5

FOR: REGIONAL PROPERTIES

FILE NO.: 1004-002

INDEXED 5-24-99 4H



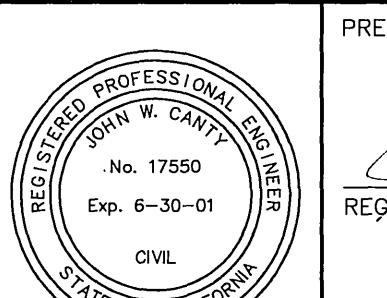
-AS-BUILT PER PLANS 12-31-03 LTH

Underground Service Alert

Call: TOLL FREE  
1 - 800  
227 - 2600

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH  
GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION  
CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE  
RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE  
OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS  
AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO AN  
CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS;  
CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY  
AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL  
LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE  
PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY  
ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF

PREPARED UNDER THE DIRECTION OF:  
  
John W. Carter  
REGISTERED CIVIL ENGINEER NO. 17550

EXPIRATION DATE: 6-30-01

CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99  
SCALE: 1"=40' BENCH MARK: E8-A2  
P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE  
BOULDER, 100' W'LY OF TRAUTWIEN ROAD AND 0.3 MILE N'LY  
OF WOOD ROAD. FB 735\74 ELEV: 1588.453  
DATE: SEPT. 1997

**CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS**

**TRACT No. 28491-1  
STREET IMPROVEMENT PLAN  
BON VIEW DRIVE  
STA. 0+00.00 TO STA. 5+51.78  
TRAUTWEIN ROAD**

PROJECT NO.

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R-3516

PC-3998-S/